

LAND USE MASTER PLAN
for
HEWETT'S ISLAND, MAINE

March 5, 1978

MASTER PLAN: DISTRICTING STANDARDS - HEWETT'S ISLAND

Hewett's Island, as an Interim P-1, Protection Subdistrict is primarily a conservation area which combines four mutually enhancing uses:

1. As a scenic resource, the Island will be preserved in its attractive combination of forest, meadows with tree clusters, and open fields.
2. As a wildlife preserve, the Island will be protected from excessive human population and a major portion of its area will be maintained in its natural state providing a nesting area for birds as well as a refuge for the indigenous deer. Hunting will be prohibited.
3. Its historical value will be maintained by exposing and preserving the evidence of early habitations. Included are a pre-1800 burial ground and nineteenth century quarrying sites. The evidence will be protected by the presence of owners on the Island.
4. The traditional use of single family residences will be perpetuated, but in a manner which will have minimal impact on existing ecosystems.

The buildings permitted will be small, primitive, and limited in number.

The requirements of this Master Plan may only be amended upon review and approval of both the Hewett's Island Corporation and the Land Use Regulation Commission. Hereafter, the term Corporation shall mean the Hewett's Island Corporation; the term Commission shall mean the Land Use Regulation Commission.

The Hewett's Island P-1 zone shall be divided into the following sub-zones as located on the attached Master Plan map. Any use not specifically permitted is prohibited.

I. SECRET AREA P-1A

- A. Includes: All shoreline within 75 feet of the mean high tide line as delineated on the Master Plan map. Designated Natural Area M 1533 (cobble beach) lies within this subzone.
- B. Uses Permitted Without Review and Approval.
1. Primitive recreational uses, including, but not limited to hiking, picnicking, swimming, fishing, wildlife study and photography;
 2. Removal of dead trees and driftwood for firewood or decoration;
 3. Wildcrop harvesting, shell fish gathering; and
 4. Emergency operations conducted for public health, safety, and welfare.
- C. Uses Permitted Upon Review and Approval of the Corporation.
1. Storing of boats, moorings, fishing and lobstering equipment;
 2. Activities concerned with fire prevention, soil and water conservation practices;
 3. The continued use and maintenance of the existing wharf and breakwater; and
 4. Selective cutting of trees, as determined by the Board of Directors, not to exceed a 10% volume removal of trees (6) six inches or greater in diameter in any 10 year period and not to exceed single openings in the canopy greater than 500 square feet.
- D. Uses Permitted Upon Review and Approval of Both the Corporation and the Commission.
1. Placing and laying of piping crossing the zone.

II. FOREST AREA F-1B

- A. Includes: All land within the boundaries of the present forest, these boundaries as shown on the Master Plan map. It will remain in a "forever wild" state where natural cycles will run their courses, where nesting birds are protected, and where no trails will exist.
- B. Uses Permitted Without Review and Approval.
1. Wildlife study and photography;
 2. Wildcrop harvesting; and
 3. Emergency operations conducted for public health, safety, and welfare.
- C. Uses Permitted Upon Review and Approval of the Corporation.
1. The removal of dead trees only if damage due to disease, insects, wind or other natural causes is sufficiently extensive so as to cause a fire hazard.
- D. Uses Permitted Upon Review and Approval of Both the Corporation and the Commission.
1. Placing and lying of piping crossing the zone.

III. TREE CLUSTER AREAS P-1C

- A. Includes: Areas having groups of trees which are important in screening dwellings, dividing the Island into visual areas, providing variety in the landscape as delineated on the Master Plan map.
- B. Uses Permitted Without Review and Approval.
1. Camping by owners on unit sites before or during the construction of the permitted dwelling;
 2. Primitive recreational uses as in P-1A;
 3. Selective cutting, as determined by the Board of Directors after consultation with a Forester, to promote healthy trees and new growth, or to maintain views;
 4. Removal of dead trees for firewood;
 5. Wildcrop harvesting; and
 6. Emergency operations conducted for public health, safety, and welfare.
- C. Uses Permitted Upon Review and Approval of the Corporation.
1. Camping in designated areas by groups having a specific arrangement with the Corporation when due consideration is given to the Island's capacity to accept such usage without adverse impact;
 2. Fences, the design of which shall be either of minimum visibility or consistent with historic uses; and
 3. Activities concerned with fire protection and soil and water conservation practices.
- D. Uses Permitted Upon Review and Approval of Both the Corporation and the Commission.
1. Windmills which have been sited to minimize the visual impact from the sea;
 2. Trail construction when adequate erosion prevention plans are provided;
 3. Structures which are in conformance with the Master Plan Development Restrictions for Hewett's Island, a part of this document; and
 4. Placing and laying of piping crossing the zone.

IV. COMMUNITY AGRICULTURAL AREA P-1D

- A. Includes: An area of approximately two acres as delineated on the Master Plan map.
- B. Uses Permitted Without Review and Approval.
1. Gardens of owners, the combined size to be no larger than 1/2 the size of the subzone in any one year; care must be taken to prevent soil damage, erosion and depletion of nutrients; and
 2. Emergency operations conducted for public health, safety, and welfare.
- C. Uses Permitted Upon Review and Approval of the Corporation.
1. Grazing of domestic animals, the number being limited so as to prevent overgrazing, provided that the Corporation consults with a person with agricultural expertise, such as an extension agent, before instituting the practice;
 2. Fences, the design of which shall be either of minimum visibility or consistent with historic use; and
 3. Composting facilities provided they are located at least 100 feet from any surface waters and water supplies and provided such facilities are maintained in a sanitary manner.

V. LOBSTER POUND AREA P-1E

- A. Includes: The area of ten acres delineated on the Master Plan map and encompassing the East and West lobster pounds, dwellings for a pound keeper for each pound and accessory buildings.
- B. Uses Permitted Without Review and Approval.
1. Storage of live lobsters;
 2. Maintenance of existing structures;
 3. Storing of boats, bait, moorings, fishing and lobstering equipment; and
 4. Emergency operations for public health, safety, and welfare.
- C. Uses Permitted Upon Review and Approval of the Corporation.
1. Activities concerned with fire prevention, soil and water conservation practices; and
 2. Incinerating facilities for household combustible wastes provided all statutes and regulations relative to out door fires are adhered to.
- D. Uses Permitted Upon Review and Approval of Both the Corporation and the Commission.
1. Placing and laying of piping crossing the zone.
- E. Long Term Plan.
- The lobster pounds contained in Area P-1E are covered by a lease to McLoon Lobster Company of Rockland. This lease prohibits the use of the lobster pound area for other purposes. Its term extends to the year 2013. In the event of termination of this lease with the present lessee, every effort will be made by the Corporation to arrange for continued use for this traditional purpose. The Lobster Pound Area will comprise a non-conforming use within the F-1 sub-district as defined and permitted by the statute (Sections 682-10 and 685-A-5). This non-conforming use is justified on the basis of its historic and traditional significance.

VI. GRASSLANDS P-1F

- A. Includes: All fields , meadows and areas not designated as one of the previous five subzones, as delineated on the Master Plan map.
- B. Uses Permitted Without Review and Approval.
 - 1. Primitive recreational uses as in P-1A;
 - 2. Camping by owners on their sites before or during the construction of the permitted dwelling;
 - 3. Selective cutting of trees, as determined by the Board of Directors after consultation with a Forester, to promote healthy trees and new growth, to maintain views, and to screen dwellings;
 - 4. Removal of dead trees for firewood;
 - 5. Wildcrop harvesting; and
 - 6. Emergency operations conducted for public health, safety, and welfare.
- C. Uses Permitted Upon Review and Approval of the Corporation.
 - 1. Camping in designated areas by groups having a specific arrangement with the Corporation when due consideration is given to the Island's capacity to accept such usage without adverse impact;
 - 2. Grazing of animals as an aid to maintaining the grasslands, but limited as to the number of animals so as to avoid overgrazing and erosion. Grazing to occur only after Corporation consultation with individuals having appropriate expertise;
 - 3. Weed and pest control in limited areas so as to control the spread of brambles and thistles into grassy areas, provided that use of any pesticide is in conformance with applicable State and Federal statutes and regulations;
 - 4. Activities concerned with fire protection and soil and water conservation practices;
 - 5. Fences, the design of which shall be either of minimum visibility or consistent with historic uses;
 - 6. Composting facilities provided they are located at least 100 feet from any surface waters, water supplies and dwellings and provided such facilities are maintained in a sanitary manner; and

7. Incinerating facilities for household combustible wastes provided all statutes and regulations relevant to outdoor fires are adhered to.

D. Uses Permitted Upon Review and Approval of Both the Corporation and the Commission.

1. Construction of trails when adequate erosion prevention plans are provided;
2. Structures which are in conformance with the Master Plan Development Restrictions for Hewett's Island, a part of this document;
3. Windmills which have been sited to minimize the visual impact from the sea; and
4. Placing and laying of piping crossing the zone.

MASTER PLAN: DEVELOPMENT RESTRICTIONS - HEBBETT'S ISLAND

Structures: (Refer to Master Plan map)

1. Presently Existing Structures

Subzone P-1A

- One granite wharf
- One granite breakwater

Subzone P-1C

- Five single-family dwellings each with one accessory building (C-1, C-2, C-11, C-12 and C-13)
- Two storage sheds (C-9 and C-10)
- One small community building (C-8)

Subzone P-1E

- One pile wharf
- Two lobster pounds
- Two single-family dwellings each with one accessory building (E-1 and E-2)

Subzone P-1F

- Two single family dwellings (F-1 and F-2)

2. Additional Structures

Additional structures shall be limited to the following:

Subzone P-1C

- Five single-family dwellings each with one accessory building (C-3 through C-7)

Subzone P-1F

- One single-family dwelling with one accessory building (F-3)

3. Appearance and Size of Structures

Additional structures shall be unobstrutive and appropriate to the surrounding landscape. External walls shall be stone or naturally weathered wood. Roofs shall be constructed of materials designed to blend into the environment. Size of each dwelling and its accessory building shall total no more than 1000 square feet.

4. Water Supply

Water shall be hand-carried or hand-pumped.

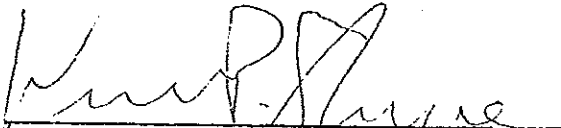
5. Toilets shall be limited to composting or gas-fired toilets or privies.

Wharfs:

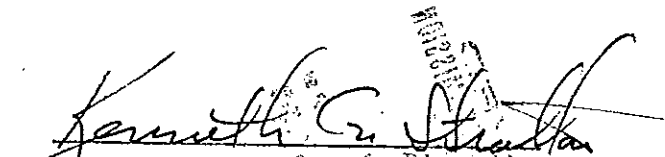
1. Only existing wharfs shall be permitted.

Power and Transportation:

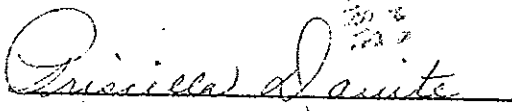
1. Petroleum-powered electric generators shall be prohibited except as necessary during construction of permitted structures.
2. Telephone or electrical cables from the mainland shall be prohibited.
3. Motorized vehicles shall be prohibited except for construction of permitted structures and for fire fighting.


William P. Sharpe, President
Hewett's Island Corporation

3/5/78
Date


Kenneth C. Stanton, Director
Land Use Regulation Commission

9 May 1978
Date


Priscilla Davite
Notary Public

9 May 1978
Date